HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: April 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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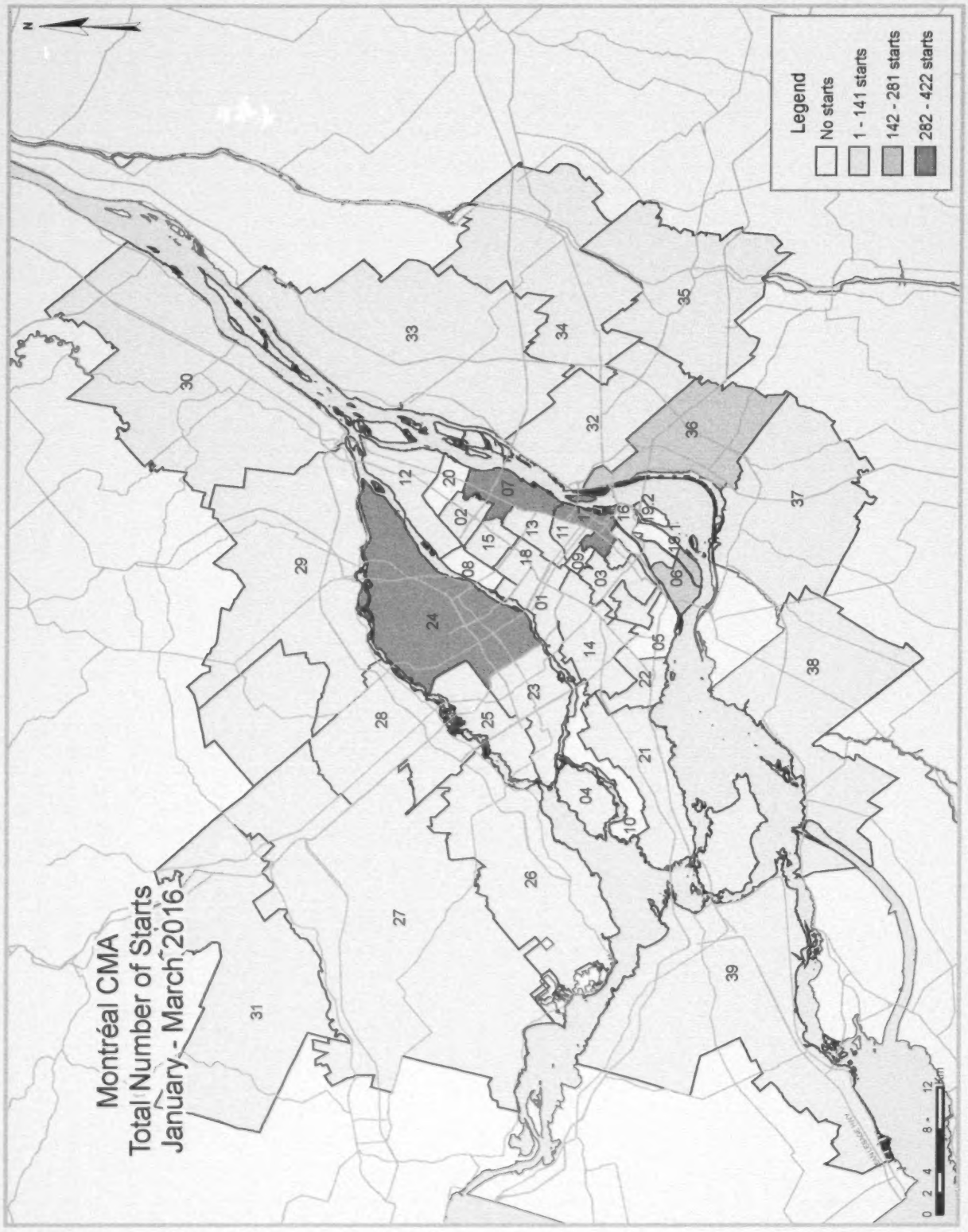
Montréal CMA
Total Number of Starts
January - March 2016
Legend
No starts
1 - 141 starts
142 - 281 starts
282 - 422 starts
N
0 2 4 8 12
km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2016		
Montreal CMA[1]	February 2016	March 2016
Trend[2]	22,048	17,232
SAAR	15,374	10,909
	March 2015	March 2016
Actual		
March - Single-Detached	144	157
March - Multiples	774	662
March - Total	918	819
January to March - Single-Detached	317	307
January to March - Multiples	1,831	2,484
January to March - Total	2,148	2,791

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA March 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	157	70	25	0	25	310	0	232	819
March 2015	144	34	36	0	29	574	2	79	918
% Change	9.0	105.9	-30.6	n/a	-13.8	-46.0	-100.0	193.7	-10.8
Year-to-date 2016	307	134	106	0	70	856	0	1,238	2,791
Year-to-date 2015	317	86	88	0	36	1,175	2	424	2,148
% Change	-3.2	55.8	20.5	n/a	94.4	-27.1	-100.0	192.0	29.9
UNDER CONSTRUCTION									
March 2016	727	340	436	0	264	9,412	0	8,446	20,114
March 2015	784	278	533	0	178	10,361	2	2,742	15,470
% Change	-7.3	22.3	-18.2	n/a	48.3	-9.2	-100.0	**	30.0
COMPLETIONS									
March 2016	121	40	18	0	30	316	1	219	797
March 2015	188	40	47	0	0	386	0	233	894
% Change	-35.6	0.0	-61.7	n/a	n/a	-18.1	n/a	-6.0	-10.9
Year-to-date 2016	401	84	69	0	65	1,572	7	753	3,003
Year-to-date 2015	582	116	144	0	8	1,275	0	1,000	3,125
% Change	-31.1	-27.6	-52.1	n/a	**	23.3	n/a	-24.7	-3.9
COMPLETED & NOT ABSORBED									
March 2016	349	181	170	0	64	2,231	n/a	n/a	2,995
March 2015	468	249	194	0	34	2,746	n/a	n/a	3,691
% Change	-25.4	-27.3	-12.4	n/a	88.2	-18.8	n/a	n/a	-18.9
ABSORBED									
March 2016	125	49	19	0	30	387	n/a	n/a	610
March 2015	112	24	51	0	2	449	n/a	n/a	638
% Change	11.6	104.2	-62.7	n/a	**	-13.8	n/a	n/a	-4.4
Year-to-date 2016	414	103	99	0	58	1,837	n/a	n/a	2,511
Year-to-date 2015	480	97	134	0	16	1,338	n/a	n/a	2,065
% Change	-13.8	6.2	-26.1	n/a	**	37.3	n/a	n/a	21.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
March 2016	2	2	4	0	7	118	0	68	201
March 2015	5	0	0	0	0	449	0	3	477
Laval									
March 2016	12	8	0	0	0	75	0	25	120
March 2015	11	2	0	0	0	0	2	0	15
North Shore									
March 2016	76	32	18	0	14	75	0	101	316
March 2015	66	20	20	0	19	18	0	39	182
South Shore									
March 2016	45	26	3	0	0	42	0	38	154
March 2015	41	12	8	0	10	99	0	31	201
Vaudreuil-Soulanges									
March 2016	22	2	0	0	4	0	0	0	28
March 2015	21	0	8	0	0	8	0	6	43
Montréal CMA									
March 2016	157	70	25	0	25	310	0	232	819
March 2015	144	34	36	0	29	574	2	79	918
UNDER CONSTRUCTION									
Island of Montréal									
March 2016	73	32	123	0	147	6,085	0	3,670	10,208
March 2015	95	40	177	0	3	6,972	0	1,532	9,245
Laval									
March 2016	56	12	32	0	6	867	0	760	1,899
March 2015	80	30	68	0	10	493	2	44	893
North Shore									
March 2016	284	94	113	0	55	1,252	0	1,839	3,802
March 2015	327	78	125	0	84	1,591	0	764	2,969
South Shore									
March 2016	221	180	113	0	23	971	0	1,810	3,398
March 2015	166	114	84	0	77	1,150	0	376	1,967
Vaudreuil-Soulanges									
March 2016	93	22	55	0	33	237	0	367	807
March 2015	116	16	79	0	4	155	0	26	396
Montréal CMA									
March 2016	727	340	436	0	264	9,412	0	8,446	20,114
March 2015	784	278	533	0	178	10,361	2	2,742	15,470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
March 2016	8	6	0	0	20	86	0	20	192
March 2015	9	4	7	0	0	239	0	55	314
Laval									
March 2016	5	6	0	0	6	87	0	21	125
March 2015	9	0	0	0	0	0	0	0	9
North Shore									
March 2016	66	10	8	0	0	46	1	64	195
March 2015	77	0	11	0	0	18	0	52	158
South Shore									
March 2016	27	12	10	0	0	59	0	114	222
March 2015	79	32	13	0	0	91	0	103	318
Vaudreuil-Soulanges									
March 2016	15	6	0	0	4	38	0	0	63
March 2015	14	4	16	0	0	38	0	23	95
Montréal CMA									
March 2016	121	40	18	0	30	316	1	219	797
March 2015	188	40	47	0	0	386	0	233	894
COMPLETED & NOT ABSORBED									
Island of Montréal									
March 2016	11	14	13	0	5	720	n/a	n/a	763
March 2015	13	34	30	0	4	1,103	n/a	n/a	1,184
Laval									
March 2016	39	33	32	0	22	352	n/a	n/a	478
March 2015	42	35	32	0	7	320	n/a	n/a	436
North Shore									
March 2016	201	49	83	0	24	623	n/a	n/a	980
March 2015	258	60	63	0	11	539	n/a	n/a	931
South Shore									
March 2016	81	78	27	0	9	490	n/a	n/a	685
March 2015	131	107	45	0	11	683	n/a	n/a	977
Vaudreuil-Soulanges									
March 2016	17	7	15	0	4	46	n/a	n/a	89
March 2015	24	13	24	0	1	101	n/a	n/a	163
Montréal CMA									
March 2016	349	181	170	0	64	2,231	n/a	n/a	2,995
March 2015	468	249	194	0	34	2,746	n/a	n/a	3,691

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
March 2016	7	5	3	0	18	189	n/a	n/a	222
March 2015	11	4	7	0	0	283	n/a	n/a	305
Laval									
March 2016	5	2	1	0	2	17	n/a	n/a	27
March 2015	3	0	2	0	0	2	n/a	n/a	7
North Shore									
March 2016	71	14	4	0	2	64	n/a	n/a	155
March 2015	55	1	12	0	0	45	n/a	n/a	113
South Shore									
March 2016	26	25	8	0	3	86	n/a	n/a	148
March 2015	28	18	14	0	0	70	n/a	n/a	130
Vaudreuil-Soulanges									
March 2016	16	3	3	0	5	31	n/a	n/a	58
March 2015	15	1	16	0	2	49	n/a	n/a	83
Montréal CMA									
March 2016	125	49	19	0	30	387	n/a	n/a	610
March 2015	112	24	51	0	2	449	n/a	n/a	638

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	0	52	0	52	0	n/a
Zone 4	0	0	0	0	0	0	0	0	0	0	n/a
Zone 5	0	0	0	0	0	0	0	58	0	58	-100.0
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	1	0	0	0	0	0	16	0	17	0	n/a
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	20	0	20	-100.0
Zone 12	1	1	0	0	0	0	0	0	1	1	0.0
Zone 13	0	0	0	0	0	0	0	0	0	0	n/a
Zone 14	0	0	0	0	0	0	0	0	0	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	118	391	118	391	-69.8
Zone 18	0	1	0	0	0	0	0	3	0	4	-100.0
Zone 19.1	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	2	0	0	11	0	0	0	11	2	**
Zone 22	0	0	0	0	0	0	0	0	0	0	n/a
Zone 23	7	4	4	2	0	0	0	0	11	6	83.3
Zone 24	1	5	0	2	0	0	73	0	74	7	**
Zone 25	4	2	4	0	0	0	27	0	35	2	**
Zone 26	11	5	8	0	10	0	6	0	35	5	**
Zone 27	39	21	0	2	6	0	30	16	75	39	92.3
Zone 28	5	6	0	2	14	23	8	13	27	44	-38.6
Zone 29	11	7	14	0	0	4	76	3	101	14	**
Zone 30	3	9	4	6	0	6	6	13	13	34	-61.8
Zone 31	7	18	6	10	0	6	52	12	65	46	41.3
Zone 32	6	3	2	2	3	0	21	30	32	35	-8.6
Zone 33	7	4	2	0	0	0	15	32	24	36	-33.3
Zone 34	5	4	0	2	0	0	4	11	9	17	-47.1
Zone 35	6	11	10	4	0	4	0	3	16	22	-27.3
Zone 36	7	5	2	2	0	8	40	8	49	23	113.0
Zone 37	5	7	10	0	0	4	0	46	15	57	-73.7
Zone 38	9	7	0	4	0	0	0	0	9	11	-18.2
Zone 39	22	21	2	0	4	8	0	14	28	43	-34.9
Montréal CMA	157	144	70	38	48	63	544	673	819	918	-10.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	0	0	0	0	0	0	2	34	2	34	-94.1
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	3	52	0	52	3	**
Zone 4	2	1	0	0	0	0	0	0	2	1	100.0
Zone 5	0	0	0	0	0	0	0	58	0	58	-100.0
Zone 6	0	0	2	0	6	0	161	6	169	6	**
Zone 7	2	0	4	0	0	0	383	12	389	12	**
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	2	0	0	32	38	32	40	-20.0
Zone 12	1	2	0	6	0	0	24	16	25	24	4.2
Zone 13	0	0	0	0	20	22	26	36	46	58	-20.7
Zone 14	1	0	0	0	0	0	0	16	1	16	-93.8
Zone 15	3	3	2	0	0	0	0	0	5	3	66.7
Zone 16	0	0	0	0	0	0	8	190	8	190	-95.8
Zone 17	0	1	2	0	0	0	420	438	422	439	-3.9
Zone 18	0	1	0	0	0	0	20	8	20	9	122.2
Zone 19.1	0	1	0	0	0	0	0	4	0	5	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	4	0	0	11	0	0	0	14	4	**
Zone 22	0	3	0	2	12	0	0	3	12	8	50.0
Zone 23	8	9	4	4	0	0	0	52	12	65	-81.5
Zone 24	5	9	2	4	0	8	320	171	327	192	70.3
Zone 25	11	6	4	12	0	4	42	0	57	22	159.1
Zone 26	29	13	16	0	15	0	33	13	93	26	**
Zone 27	49	46	0	2	23	0	34	46	106	94	12.8
Zone 28	8	11	2	8	14	23	8	37	32	79	-59.5
Zone 29	25	21	18	0	4	4	93	11	140	36	**
Zone 30	9	14	6	12	6	6	7	13	28	45	-37.8
Zone 31	35	39	16	10	0	10	80	123	131	182	-28.0
Zone 32	9	10	2	4	14	0	111	59	136	73	86.3
Zone 33	9	10	2	0	0	0	95	102	106	112	-5.4
Zone 34	7	11	0	2	4	0	43	25	54	38	42.1
Zone 35	21	20	16	4	0	4	37	3	74	31	138.7
Zone 36	10	5	2	4	8	8	122	20	142	37	**
Zone 37	11	14	24	6	15	4	17	74	67	98	-31.6
Zone 38	11	11	6	6	0	0	0	7	17	24	-29.2
Zone 39	38	51	2	2	18	14	10	16	68	83	-18.1
Montréal CMA	307	317	134	90	170	110	2,180	1,631	2,791	2,148	29.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	52	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	58	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	16	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	0	0	0	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	118	391	0	0
Zone 18	0	0	0	0	0	0	0	3
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	11	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	0	0	0	60	0	13	0
Zone 25	0	0	0	0	15	0	12	0
Zone 26	10	0	0	0	6	0	0	0
Zone 27	6	0	0	0	8	3	22	13
Zone 28	14	23	0	0	4	12	4	1
Zone 29	0	4	0	0	59	3	17	0
Zone 30	0	6	0	0	0	0	6	13
Zone 31	0	6	0	0	0	0	52	12
Zone 32	3	0	0	0	3	6	18	24
Zone 33	0	0	0	0	15	32	0	0
Zone 34	0	0	0	0	0	7	4	4
Zone 35	0	4	0	0	0	0	0	3
Zone 36	0	8	0	0	24	8	16	0
Zone 37	0	4	0	0	0	46	0	0
Zone 38	0	0	0	0	0	0	0	0
Zone 39	4	8	0	0	0	8	0	6
Montréal CMA	48	63	0	0	312	574	232	79

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	2	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	0	0	52	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	58	0	0
Zone 6	6	0	0	0	41	6	120	0
Zone 7	0	0	0	0	2	12	381	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	18	32	0
Zone 12	0	0	0	0	24	16	0	0
Zone 13	20	22	0	0	20	28	6	8
Zone 14	0	0	0	0	0	16	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	190	8	0
Zone 17	0	0	0	0	118	438	302	0
Zone 18	0	0	0	0	20	5	0	3
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	11	0	0	0	0	0	0	0
Zone 22	12	0	0	0	0	0	0	3
Zone 23	0	0	0	0	0	49	0	3
Zone 24	0	8	0	0	286	0	34	171
Zone 25	0	4	0	0	15	0	27	0
Zone 26	15	0	0	0	18	6	15	7
Zone 27	23	0	0	0	8	25	26	21
Zone 28	14	23	0	0	4	18	4	19
Zone 29	4	4	0	0	76	8	17	3
Zone 30	6	6	0	0	0	0	7	13
Zone 31	0	10	0	0	11	50	69	73
Zone 32	14	0	0	0	77	23	34	36
Zone 33	0	0	0	0	15	54	0	48
Zone 34	4	0	0	0	15	18	28	7
Zone 35	0	4	0	0	0	0	37	3
Zone 36	8	8	0	0	106	20	16	0
Zone 37	15	4	0	0	0	74	17	0
Zone 38	0	0	0	0	0	7	0	0
Zone 39	18	14	0	0	4	10	6	6
Montréal CMA	170	110	0	0	862	1,187	1,238	424

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	0	0	52	0	52	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	58	0	0	0	58
Zone 6	0	0	0	0	0	0	0	0
Zone 7	1	0	0	0	16	0	17	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	20
Zone 12	1	1	0	0	0	0	1	1
Zone 13	0	0	0	0	0	0	0	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	118	391	0	0	118	391
Zone 18	0	1	0	0	0	3	0	4
Zone 19.1	0	1	0	0	0	0	0	1
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	2	7	0	0	0	11	2
Zone 22	0	0	0	0	0	0	0	0
Zone 23	11	6	0	0	0	0	11	6
Zone 24	1	5	60	0	13	2	74	7
Zone 25	8	2	15	0	12	0	35	2
Zone 26	29	5	6	0	0	0	35	5
Zone 27	47	23	6	3	22	13	75	39
Zone 28	5	12	18	31	4	1	27	44
Zone 29	25	11	59	3	17	0	101	14
Zone 30	7	21	0	0	6	13	13	34
Zone 31	13	34	0	0	52	12	65	46
Zone 32	11	5	3	6	18	24	32	35
Zone 33	9	4	15	32	0	0	24	36
Zone 34	5	6	0	7	4	4	9	17
Zone 35	16	15	0	4	0	3	16	22
Zone 36	9	11	24	12	16	0	49	23
Zone 37	15	11	0	46	0	0	15	57
Zone 38	9	9	0	2	0	0	9	11
Zone 39	24	29	4	8	0	6	28	43
Montréal CMA	252	214	335	603	232	81	819	918

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	2	2	32	0	0	2	34
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	0	3	52	0	52	3
Zone 4	2	1	0	0	0	0	2	1
Zone 5	0	0	0	58	0	0	0	58
Zone 6	2	0	47	6	120	0	169	6
Zone 7	8	0	0	12	381	0	389	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	2	0	18	32	0	32	40
Zone 12	1	8	24	16	0	0	25	24
Zone 13	0	22	40	28	6	8	46	58
Zone 14	1	0	0	16	0	0	1	16
Zone 15	5	3	0	0	0	0	5	3
Zone 16	0	0	0	190	8	0	8	190
Zone 17	2	1	118	438	302	0	422	439
Zone 18	0	1	20	5	0	3	20	9
Zone 19.1	0	1	0	4	0	0	0	5
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	7	4	7	0	0	0	14	4
Zone 22	12	5	0	0	0	3	12	8
Zone 23	12	15	0	47	0	3	12	65
Zone 24	7	19	286	0	34	173	327	192
Zone 25	15	18	15	4	27	0	57	22
Zone 26	57	13	21	6	15	7	93	26
Zone 27	74	48	6	25	26	21	106	94
Zone 28	10	23	18	37	4	19	32	79
Zone 29	47	27	76	6	17	3	140	36
Zone 30	21	32	0	0	7	13	28	45
Zone 31	51	59	11	50	69	73	131	182
Zone 32	25	18	77	19	34	36	136	73
Zone 33	11	10	15	54	0	48	106	112
Zone 34	11	13	15	18	28	7	54	38
Zone 35	37	24	0	4	37	3	74	31
Zone 36	20	13	106	24	16	0	142	37
Zone 37	50	24	0	74	17	0	67	98
Zone 38	17	15	0	9	0	0	17	24
Zone 39	40	69	22	8	6	6	68	83
Montréal CMA	547	491	926	1,211	1,238	426	2,791	2,148

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Zone 1	1	1	0	0	0	0	2	0	3	1	200.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	56	0	56	-100.0
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 6	0	0	4	0	6	0	0	0	10	0	n/a
Zone 7	0	1	0	2	0	7	14	51	14	61	-77.0
Zone 8	0	0	0	0	0	0	4	0	4	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	1	1	2	0	0	0	6	8	9	9	0.0
Zone 13	0	0	0	0	0	0	12	0	12	0	n/a
Zone 14	2	2	0	0	6	0	0	104	8	106	-92.5
Zone 15	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	0	0	32	12	32	12	166.7
Zone 17	0	0	0	0	0	0	82	0	82	0	n/a
Zone 18	0	0	0	0	0	0	6	0	6	0	n/a
Zone 19.1	0	0	0	0	0	0	0	53	0	53	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	0	0	0	8	0	0	0	9	0	n/a
Zone 22	2	0	0	0	0	0	0	6	2	6	-66.7
Zone 23	2	1	4	0	6	0	92	0	104	1	**
Zone 24	3	8	2	0	0	0	6	0	11	8	37.5
Zone 25	0	0	0	0	0	0	10	0	10	0	n/a
Zone 26	9	13	0	0	0	0	18	0	27	13	107.7
Zone 27	11	10	0	0	0	0	37	36	48	46	4.3
Zone 28	11	9	2	0	0	6	0	3	13	18	-27.8
Zone 29	15	11	6	0	0	0	51	2	72	13	**
Zone 30	7	8	2	0	0	0	7	1	16	9	77.8
Zone 31	14	26	0	0	0	5	5	28	19	59	-67.8
Zone 32	0	12	0	4	3	4	9	58	12	78	-84.6
Zone 33	1	3	0	0	0	0	24	56	25	59	-57.6
Zone 34	3	9	0	0	0	3	6	4	9	16	-43.8
Zone 35	7	15	2	4	0	0	44	31	53	50	6.0
Zone 36	6	7	4	4	0	0	0	1	10	12	-16.7
Zone 37	2	7	6	14	3	6	42	9	53	36	47.2
Zone 38	8	26	0	6	4	0	48	35	60	67	-10.4
Zone 39	15	14	6	4	4	12	38	65	63	95	-33.7
Montréal CMA	122	188	40	40	40	43	595	623	797	894	-10.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	1	0	4	0	0	34	79	36	84	-57.1
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	136	213	136	214	-36.4
Zone 4	2	2	0	0	0	0	0	0	2	2	0.0
Zone 5	1	0	0	0	0	0	60	10	61	10	**
Zone 6	1	1	4	0	6	16	0	275	11	292	-96.2
Zone 7	3	1	2	2	0	7	29	57	34	67	-49.3
Zone 8	1	0	0	0	0	0	10	0	11	0	n/a
Zone 9	0	0	0	0	0	0	13	0	13	0	n/a
Zone 10	0	10	0	0	0	0	0	0	0	10	-100.0
Zone 11	0	1	0	0	0	0	19	0	19	1	**
Zone 12	8	4	2	2	0	0	22	20	32	26	23.1
Zone 13	0	2	0	0	0	0	122	20	122	22	**
Zone 14	2	3	0	0	6	0	13	112	21	115	-81.7
Zone 15	3	3	0	2	0	0	0	0	3	5	-40.0
Zone 16	0	0	0	0	0	0	36	139	36	139	-74.1
Zone 17	0	0	0	0	0	0	521	265	521	265	96.6
Zone 18	0	0	0	0	0	0	13	9	13	9	44.4
Zone 19.1	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	5	3	0	0	12	0	0	0	17	3	**
Zone 22	6	3	0	0	0	7	0	6	6	16	-62.5
Zone 23	5	20	4	2	6	8	92	170	107	200	-46.5
Zone 24	10	21	2	4	8	3	53	60	73	88	-17.0
Zone 25	3	15	0	8	0	0	17	0	20	23	-13.0
Zone 26	24	42	4	0	4	0	30	7	62	49	26.5
Zone 27	36	63	2	6	0	0	73	58	111	127	-12.6
Zone 28	30	32	4	2	6	6	90	18	130	58	124.1
Zone 29	33	39	12	6	7	5	125	11	177	61	190.2
Zone 30	21	27	4	2	0	0	7	15	32	44	-27.3
Zone 31	62	73	0	0	0	10	50	58	112	141	-20.6
Zone 32	19	24	2	8	3	4	262	110	286	146	95.9
Zone 33	6	12	8	2	0	0	39	103	53	117	-54.7
Zone 34	17	21	2	2	0	9	56	15	75	47	59.6
Zone 35	24	31	6	4	0	0	164	41	194	76	155.3
Zone 36	14	19	6	4	4	3	69	46	93	72	29.2
Zone 37	13	16	10	38	10	10	45	46	78	110	-29.1
Zone 38	21	41	0	10	4	9	131	143	156	203	-23.2
Zone 39	36	51	10	8	50	35	54	126	150	220	-31.8
Montréal CMA	408	582	84	116	126	132	2,385	2,295	3,003	3,125	-3.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Zone 1	0	0	0	0	2	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	56	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	4	0	0
Zone 6	6	0	0	0	0	0	0	0
Zone 7	0	7	0	0	14	14	0	37
Zone 8	0	0	0	0	4	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	8	6	0
Zone 13	0	0	0	0	12	0	0	0
Zone 14	6	0	0	0	0	104	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	32	0	0	12
Zone 17	0	0	0	0	22	0	8	0
Zone 18	0	0	0	0	0	0	6	0
Zone 19.1	0	0	0	0	0	53	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	8	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	6
Zone 23	6	0	0	0	77	0	15	0
Zone 24	0	0	0	0	6	0	0	0
Zone 25	0	0	0	0	4	0	6	0
Zone 26	0	0	0	0	18	0	0	0
Zone 27	0	0	0	0	24	3	13	33
Zone 28	0	6	0	0	0	3	0	0
Zone 29	0	0	0	0	12	0	39	2
Zone 30	0	0	0	0	0	0	7	1
Zone 31	0	5	0	0	0	12	5	16
Zone 32	3	4	0	0	3	30	6	28
Zone 33	0	0	0	0	8	8	16	48
Zone 34	0	3	0	0	0	4	6	0
Zone 35	0	0	0	0	44	14	0	17
Zone 36	0	0	0	0	0	0	0	1
Zone 37	3	6	0	0	4	0	38	9
Zone 38	4	0	0	0	0	35	48	0
Zone 39	4	12	0	0	38	42	0	23
Montréal CMA	40	43	0	0	324	390	219	233

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	0	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	122	213	14	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	10	0	0
Zone 6	6	16	0	0	0	125	0	150
Zone 7	0	7	0	0	26	17	3	40
Zone 8	0	0	0	0	4	0	6	0
Zone 9	0	0	0	0	13	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	19	0	0	0
Zone 12	0	0	0	0	16	20	6	0
Zone 13	0	0	0	0	122	14	0	6
Zone 14	6	0	0	0	13	112	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	32	124	4	15
Zone 17	0	0	0	0	461	0	8	265
Zone 18	0	0	0	0	0	9	13	0
Zone 19.1	0	0	0	0	0	57	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	12	0	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	6
Zone 23	6	8	0	0	77	84	15	86
Zone 24	8	3	0	0	46	56	7	4
Zone 25	0	0	0	0	4	0	13	0
Zone 26	4	0	0	0	30	0	0	7
Zone 27	0	0	0	0	48	14	25	44
Zone 28	6	6	0	0	77	5	13	13
Zone 29	7	5	0	0	84	8	41	3
Zone 30	0	0	0	0	0	0	7	15
Zone 31	0	10	0	0	0	22	50	36
Zone 32	3	4	0	0	54	70	208	40
Zone 33	0	0	0	0	20	54	19	49
Zone 34	0	9	0	0	50	15	6	0
Zone 35	0	0	0	0	102	20	62	21
Zone 36	4	3	0	0	24	45	45	1
Zone 37	10	10	0	0	4	6	41	40
Zone 38	4	9	0	0	0	87	131	56
Zone 39	50	35	0	0	38	102	16	24
Montréal CMA	126	132	0	0	1,580	1,295	753	1,000

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Zone 1	1	1	2	0	0	0	3	1
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	56	0	0	0	56
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	4	0	0	0	4
Zone 6	4	0	6	0	0	0	10	0
Zone 7	0	10	14	14	0	37	14	61
Zone 8	0	0	4	0	0	0	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	3	0	0	0	0	0	3
Zone 11	0	0	0	0	0	0	0	0
Zone 12	3	1	0	8	6	0	9	9
Zone 13	0	0	12	0	0	0	12	0
Zone 14	2	2	6	104	0	0	8	106
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	32	0	0	12	32	12
Zone 17	0	0	22	0	8	0	82	0
Zone 18	0	0	0	0	6	0	6	0
Zone 19.1	0	0	0	53	0	0	0	53
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	0	8	0	0	0	9	0
Zone 22	2	0	0	0	0	6	2	6
Zone 23	6	1	83	0	15	0	104	1
Zone 24	5	8	6	0	0	0	11	8
Zone 25	0	0	4	0	6	0	10	0
Zone 26	8	13	18	0	1	0	27	13
Zone 27	19	10	16	3	13	33	48	46
Zone 28	13	15	0	3	0	0	13	18
Zone 29	21	11	12	0	39	2	72	13
Zone 30	9	8	0	0	7	1	16	9
Zone 31	14	31	0	12	5	16	19	59
Zone 32	3	20	3	30	6	28	12	78
Zone 33	1	3	8	8	16	48	25	59
Zone 34	3	12	0	4	6	0	9	16
Zone 35	9	19	44	14	0	17	53	50
Zone 36	10	11	0	0	0	1	10	12
Zone 37	11	27	4	0	38	9	53	36
Zone 38	12	32	0	35	48	0	60	67
Zone 39	21	34	42	38	0	23	63	95
Montréal CMA	179	275	346	386	220	233	797	894

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	5	34	0	0	79	36	84
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	122	213	14	0	136	214
Zone 4	2	2	0	0	0	0	2	2
Zone 5	1	0	60	10	0	0	61	10
Zone 6	5	17	6	125	0	150	11	292
Zone 7	5	10	26	17	3	40	34	67
Zone 8	1	0	4	0	6	0	11	0
Zone 9	0	0	13	0	0	0	13	0
Zone 10	0	10	0	0	0	0	0	10
Zone 11	0	1	19	0	0	0	19	1
Zone 12	10	6	16	20	6	0	32	26
Zone 13	0	4	122	12	0	6	122	22
Zone 14	2	3	19	112	0	0	21	115
Zone 15	3	5	0	0	0	0	3	5
Zone 16	0	0	32	124	4	15	36	139
Zone 17	0	0	461	0	8	265	521	265
Zone 18	0	0	0	9	13	0	13	9
Zone 19.1	0	0	0	57	0	0	0	57
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	6	0	0	0	6
Zone 21	9	3	8	0	0	0	17	3
Zone 22	6	10	0	0	0	6	6	16
Zone 23	9	22	83	92	15	86	107	200
Zone 24	12	28	54	56	7	4	73	88
Zone 25	3	23	4	0	13	0	20	23
Zone 26	27	42	34	0	1	7	62	49
Zone 27	46	69	40	14	25	44	111	127
Zone 28	38	42	77	3	15	13	130	58
Zone 29	48	52	88	6	41	3	177	61
Zone 30	25	29	0	0	7	15	32	44
Zone 31	58	83	0	22	54	36	112	141
Zone 32	24	44	54	62	208	40	286	146
Zone 33	14	14	20	54	19	49	53	117
Zone 34	19	32	50	15	6	0	75	47
Zone 35	30	35	102	20	62	21	194	76
Zone 36	24	26	24	45	45	1	93	72
Zone 37	33	64	4	6	41	40	78	110
Zone 38	25	60	0	87	131	56	156	203
Zone 39	73	100	61	96	16	24	150	220
Montréal CMA	554	842	1,637	1,283	760	1,000	3,003	3,125

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
March 2016	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	-
March 2015	1	14.3	1	14.3	1	14.3	1	14.3	3	42.9	7	-	-
Year-to-date 2016	2	9.1	2	9.1	6	27.3	2	9.1	10	45.5	22	-	-
Year-to-date 2015	1	4.5	2	9.1	4	18.2	4	18.2	11	50.0	22	-	-
Laval													
March 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	1	4.5	2	9.1	4	18.2	10	45.5	5	22.7	22	-	-
Year-to-date 2015	0	0.0	3	12.5	7	29.2	5	20.8	9	37.5	24	-	-
North Shore													
March 2016	12	25.0	19	39.6	8	16.7	4	8.3	5	10.4	48	-	405,221
March 2015	15	36.6	12	29.3	11	26.8	0	0.0	3	7.3	41	-	-
Year-to-date 2016	33	26.4	49	39.2	24	19.2	11	8.8	8	6.4	125	-	353,179
Year-to-date 2015	41	25.8	66	41.5	30	18.9	13	8.2	9	5.7	159	-	402,615
South Shore													
March 2016	3	15.0	4	20.0	4	20.0	4	20.0	5	25.0	20	-	-
March 2015	8	28.6	10	35.7	4	14.3	0	0.0	6	21.4	28	-	294,778
Year-to-date 2016	8	9.1	27	30.7	20	22.7	11	12.5	22	25.0	88	-	-
Year-to-date 2015	15	14.0	35	32.7	27	25.2	15	14.0	15	14.0	107	-	319,140
Vaudreuil-Soulanges													
March 2016	3	23.1	3	23.1	5	38.5	2	15.4	0	0.0	13	-	-
March 2015	0	0.0	3	30.0	6	60.0	0	0.0	1	10.0	10	-	-
Year-to-date 2016	6	21.4	6	21.4	10	35.7	5	17.9	1	3.6	28	-	-
Year-to-date 2015	8	20.0	8	20.0	12	30.0	3	7.5	9	22.5	40	-	-
Montréal CMA													
March 2016	18	20.7	27	31.0	19	21.8	10	11.5	13	14.9	87	400,000	451,821
March 2015	24	27.6	26	29.9	22	25.3	1	1.1	14	16.1	87	350,000	402,307
Year-to-date 2016	50	17.5	86	30.2	64	22.5	39	13.7	46	16.1	285	400,000	448,893
Year-to-date 2015	65	18.5	114	32.4	80	22.7	40	11.4	53	15.1	352	395,000	430,197

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2016						
Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	291,771	n/a
Zone 27	405,221	-	n/a	353,179	432,457	-18.3
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	-	n/a	-	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	290,600	n/a	-	290,600	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	300,000	n/a	-	300,000	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	451,821	402,307	12.3	448,893	430,197	4.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
March 2016	2,844	4,188	17,731	341,437	6.2	351,074	8.8
March 2015	2,786	4,737	19,658	337,932	7.1	342,549	9.9
% Change	2.1	-11.6	-9.8	1.0	n.d.	2.5	n.d.
YTD 2016	6,449	12,710	17,383	343,371	8.1	n.d.	n.d.
YTD 2015	5,981	13,722	18,893	335,878	9.5	n.d.	n.d.
% Change	7.8	-7.4	-8.0	2.2	n.d.	n.d.	n.d.
CONDOMINIUMS*							
March 2016	1,437	2,740	14,125	269,802	9.8	276,156	13.9
March 2015	1,312	3,034	14,548	270,367	11.1	272,110	14.4
% Change	9.5	-9.7	-2.9	-0.2	n.d.	1.5	n.d.
YTD 2016	3,185	8,584	13,744	269,671	12.9	n.d.	n.d.
YTD 2015	2,853	8,800	13,807	268,801	14.5	n.d.	n.d.
% Change	11.6	-2.5	-0.5	0.3	n.d.	n.d.	n.d.
PLEX*							
March 2016	440	711	3,053	481,193	6.9	467,903	9.2
March 2015	359	810	3,379	465,910	9.4	461,746	10.6
% Change	22.6	-12.2	-9.6	3.3	n.d.	1.3	n.d.
YTD 2016	958	2,031	2,997	473,087	9.4	n.d.	n.d.
YTD 2015	799	2,193	3,185	461,047	12.0	n.d.	n.d.
% Change	19.9	-7.4	-5.9	2.6	n.d.	n.d.	n.d.
TOTAL							
March 2016	4,725	7,646	34,993	336,138	7.4	339,224	10.4
March 2015	4,463	8,588	37,656	330,333	8.4	333,208	11.3
% Change	5.9	-11.0	-7.1	1.8	n.d.	1.8	n.d.
YTD 2016	10,601	23,353	34,208	336,512	9.7	n.d.	n.d.
YTD 2015	9,645	24,745	35,960	328,488	11.2	n.d.	n.d.
% Change	9.9	-5.6	-4.9	2.4	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
March 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64		125.8	2,048	8.5	66.4	862
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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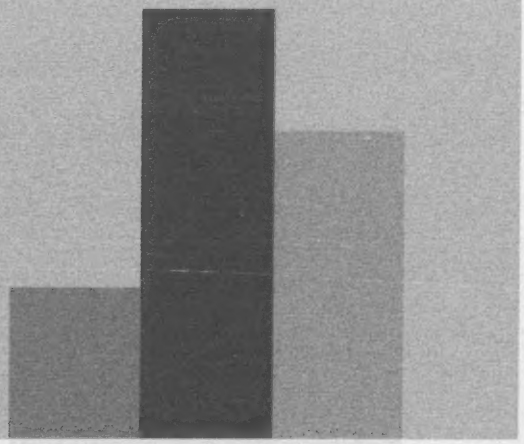

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